



Borough of Lansdale  
Code Enforcement and Land Planning Committee  
Minutes  
June 7, 2023, 7:30 PM  
Caucus Room  
Chairperson: Rich DiGregorio

- **In Attendance:**  
Rich DiGregorio -Chairman  
Meg Currie Teoh  
Mark Ladley -Absent  
Jason Van Dame, Building Code Official  
Bob Gallagher, NPYMCA  
David Onorato, Esq., HOF Law Group

Mr. DiGregorio called the meeting to order at 7:35 P.M.

**Approval of Meeting Minutes:** Mrs. Teoh made the motion to approve the meeting minutes from April 5, 2023. Mr. DiGregorio seconded the motion. Decision unanimous *2 to 0*.

- **Committee Business Items:**

**608 E Main St- Gymnasium, Preliminary & Final Land Development:**

Mr. Onorato on behalf of the North Penn YMCA addressed the Code Committee requesting a motion to grant Preliminary and Final Land Development for the project at 608 E. Main St.

This project received approval back in 2012 but the funding was not available. The gymnasium will be a two-story addition and approximately 10,780 square feet in size. The proposed gymnasium will be built on an existing parking area. Previous zoning relief was granted to allow the reduction of parking spaces.

Applicant appeared before the Lansdale Borough Planning Commission on May 12, 2023, and received the recommendation for approval.

Mrs. Teoh made the motion that the Lansdale Borough Council grant Preliminary and Final Land Development for the project at 608 E. Main St. Mr. DiGregorio seconded the motion. Decision unanimous *2 to 0*.

**874 & 901 Moyers Rd. Holtzman Propane Company, Preliminary and Final Land Development:**

For this evening, Mr. Van Dame will review the proposed project. The applicant's representative could not be in attendance due to a previously scheduled engagement at another municipality.

This project appeared before the Zoning Hearing Board November 2022. Many residents attended the meeting with concerns of this type of business in their neighborhood. The applicant's representative not only answered questions but explained the safety of propane and provided details of the regulation for propane storage. Holtzman Propane received approval for this project.

Land Development submission made, and Mr. Kennedy's review letter dated January 9, 2023, advising that the plans needed to be prepared by a certified Pennsylvania Engineer. The Borough staff continued to work with the applicant while they satisfied this requirement and at the May 15, 2023, the project received the recommendation of the Lansdale Borough Planning Commission to recommend Preliminary and Final Land Development.

Public comment this evening, Mr. Richard Strahm requested that the applicant accept expired, unsafe, and old residential propane tanks to recycle.

Mrs. Teoh made the motion that the Lansdale Borough Council grant Preliminary and Final Land Development for the project at 874 and 901 Moyers Rd., with the contingency at no cost to consumers they recycle used propane tanks. Mr. DiGregorio seconded the motion. Decision unanimous 2 to 0.

**Disposition of Records, Department of Code Enforcement:**

Management of Code Enforcement Department records and the destruction of files as per the Pennsylvania Historical and Museum Commission, following the guidelines set forth, with the assistance of an intern this process has begun. Once the files are in order the next step will be digitizing the files. This is a Department Goal for 2023 and expected to be a regular agenda item.

Mrs. Teoh made the motion to recommend the disposition of records for the Department of Code Enforcement. Mr. DiGregorio seconded the motion. Decision unanimous 2 to 0.

**17 W Second St., Rear Conditional Use Hearing:**

This does not require a motion but will be an Action Item requiring a motion to legally advertise the hearing. This will allow the solicitor to prepare the notice for the advertisement.

- **Department Activity:**

**Permits:**

For the month of May department continues to be busy receiving in 127 new permit applicants.

**Code Cases:**

High grass notifications have slowed down to the extremely dry weather.

- **Planning Commission Report:**

May 15, 2023

**874 & 901 Moyers Rd** – Land Development. Holtzman Propane is working with a Pennsylvania Engineer and did attend the May meeting.

**608 E Main St – NP YMCA** – Land Development, Gymnasium

- **Zoning Hearing Board Meeting June 20, 2023 7:00PM:**  
490 Wade Ave-Special exception and a variance for an inground pool and patio in excess of the 700 square feet.
- **New Business:**  
*Mr. DiGregorio asked about marked sidewalk.* Mr. Van Dame advised notices will go out for the sidewalks marked on Lakeview and East Main St advising the timeline for work to be completed.
- **Old Business:**  
Mr. Van Dame advised that his research of single-family rentals discovered that Lansdale Borough is the only one that does exempt single family. Additionally, the definition of 'single family' in the Boroughs Zoning Ordinance could be adjusted to limit the number of unrelated adults that can legally reside as a 'family'.
- **Public Comment:**  
No public comment this evening.

The meeting was adjourned at 8:19 PM.

The next scheduled Code Committee meeting is Wednesday June 7, 2023.

Respectfully,  
Maria Lohan  
Recording Secretary

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